Is Employment Lands Framework Dead?

Posted by Pierluigi Oliverio on Monday, December 13, 2010

Tax Base Erosion Night lived up to its name last Tuesday at the Council meeting as a truck drove through the Employment Lands Framework. Council voted 8-3 to amend the General Plan and allow new townhouses instead of reserving land for jobs next to Santana Row. Thank you to Rose Herrera and Sam Liccardo for voting to hold the line and retain our tax base.
In 2007, I was on a bus tour of San Jose with the General Plan Task Force. I thought the bus ride was more like the "Damage is Done Tour." Driving past parcel after parcel of land rezoned from jobs to housing. Just when you think that we can learn from the past we turn a blind eye and continue doing the same old thing. After the vote was cast, I made a second motion that would have required that an office building be built at the same time as the housing rather than ... Some Day ... but that was voted down 8-3 as well.

To learn more, watch the video of the Tuesday, Dec. 7 council meeting, agenda item 10.3 — or advance by clicking to the 5th Hour 41st Minute (5:41).

Here is what I suggest if you're interested in making money:

Step 1: Locate land designated for employment and get it under contract.
Step 2: Hire a lobbyist.
Step 3: Provide drawings of your future development that include kids with balloons.
Step 4: Divide the parcel for a ... Some Day ... office building on a small portion of the property.
Step 5: Require housing go first on the large portion of the property.
Step 6: Obtain affirmative vote from Council.
Step 7: Sell your entitlement to a home builder and fly to Hawaii (SJC please).

Today the Council will have a study session on Medical Marijuana. I believe the Council should implement Measure U which passed with 78.3 percent of the vote. Therefore, any medical cannabis facility should provide a third party financial audit to our Finance department and start paying a gross receipts tax.

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